

**TREMONTON CITY CORPORATION
CITY COUNCIL MEETING
December 2, 2014**

Members Present:

Diana Doutre
Lyle Holmgren
Jeff Reese
Bret Rohde
Roger Fridal, Mayor
Shawn Warnke, City Manager
Darlene S. Hess, Recorder

CITY COUNCIL WORKSHOP

Mayor Fridal called the December 2, 2014 City Council Workshop to order at 6:00 p.m. The meeting was held in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Those in attendance were Mayor Fridal, Councilmembers Doutre, Holmgren, and Reese, Rohde, City Manager Shawn Warnke, Recorder Darlene S. Hess. The following Department Heads were also present: Fire Chief Steve Batis, Zoning Administrator Steve Bench, Public Works Director Paul Fulgham, and Police Chief David Nance. Also in attendance was: Recreation Program Director Zach LeFevre. Councilmember Byron Wood was excused.

1. Review of agenda items on the 7:00 p.m. Council Meeting:

The Council reviewed the December 2, 2014 Agenda with the following items being discussed in more detail:

Discussion and consideration of approving Ordinance No. 14-23 amending Chapter 1.16 to create the Tremont Center Mixed Use Overlay Zone and approving Ordinance No. 14-24 approving the rezoning of approximately 38 acres of property located at the intersection of Main Street and 400 West which specifically includes parcel numbers 05-168-0076; 05-168-0077; 05-168-0078; 05-168-0079 and 05-168-0007 from the Central Development District and Mixed Use Zone Districts to the Tremont Center Mixed Use Overlay Zone District - Steve Bench explained that the property proposed for this zoning overlay is currently zoned Central Development District and Mixed Use. The Mixed Use zoning had limitations on building sizes and uses. A developer has proposed a long term development for the property which contains several proposed retail buildings of a larger scale and use then would be allowed under a Mixed Use zone. The Land Use Authority Board and Planning Commission have been working with the Developer and their design team for several months on zoning issues and a Master Site Plan. This project will incorporate several elements that were derived from the SDAT Main Street planning project. Those elements are part of the zoning amendment to Chapter 16.

Administrator Bench stated that there is a concern that if the Council does not approve the re-zoning tonight then it will be pushed well into next year and it will hamper some of the upcoming projects.

Manager Warnke said that he had a conversation with Micah Capener. One of the things we talked about, in the draft amendments to Chapter 16 it mentions some broad architectural design standards. As part of the Master Site Plan approval process, it is required to have a more detailed design guideline as part of the approval plan. The Staff may want to reference in the City's Zoning Ordinance the fact that the design guidelines will be the control standard in the Master Development Agreement.

Administrator Bench commented that, if approved, a sentence would be added that says something to the fact that the design guidelines would be incorporated into the Site Plan Agreement.

Mayor Fridal asked if there are any issues the City has between the City and the developer on this plan. Administrator Bench responded that he felt things could be worked out.

Ordinance No. 14-24 rezoning approximately 38 acres of property – Administrator Bench explained that this is just a color change on the Zoning Map.

Mayor Fridal asked if there are any questions. Councilmember Holmgren asked how, with this concept, the City would deal with the canal. Steve Bench responded that that is down the road. The first development would be in a different area and the canal would be addressed later.

Micah Capener stated that he has been working with UDOT and that the demand has to be there for the accesses and then they have to be approved within 1 year of construction.

Councilmember Rohde asked if the bridges have to be built before the construction can begin. Councilmember Reese stated that there has to be the demand first before any bridges or accesses will be approved. Micah Capener stated that UDOT will work with the development on the completion of roads because it will complete some of the current roads.

2. Overview of restructuring the Tremonton City Compensation and Classification Plan for the Fire Department by creating consolidated rates of pay for the various Firefighter/EMT positions:

Manager Warnke stated that he and Chief Batis have been working in tandem on this issue. In the recent past the City adopted different rates of pay with the understanding that as new firefighters were hired that they would start out at a lower wage. The

proposal now is that the City has one consolidated rate of pay for the duties performed (firefighting, EMS, and Haz Mat) and that all existing Fire Department employees be placed in the adjusted pay scale. There is also a proposal that would allow pay increases for certifications earned and decreases for certifications that lapse.

Manager Warnke stated that this topic was added to the agenda to introduce the concept and he would prepare a model for discussion later.

1. (Review of Agenda Items continued)

Discussion and consideration of a proposal from Tremonton City to be a start location for one of the stages of the 2015 Tour of Utah Cycling Race - Marc Christensen, Parks and Recreation Director – Program Coordinator Zach LeFevre explained that it is a huge event that has racers from all over the world. The Tour of Utah is considered the toughest event in the USA. Many small towns have been considered in the past. Panguitch has been the 2nd stage for the past 2 years and that would be the stage that Tremonton would be taking over.

There are some costs involved with being a host city, but there are many benefits that it brings to the City and County. One benefit is that the Tour of Utah provides a branding service for the City. The Tour of Utah also posts a bio of the City telling about the city and things to do in the area. Costs can also be offset by sponsors. Director Christensen and Coordinator LeFevre have offered to help obtain sponsors.

Coordinator LeFevre also stated that, if approved, the Tour of Utah will provide a volunteer package that includes a list of permits that the City will provide, barricades, law enforcement, security, and box lunches.

Coordinator LeFevre explained that Larry H Miller is the sponsor for the race and is in charge of the stations during the race. Tremonton City would be responsible for the start line and finish line.

There is an Expo before the race begins where the community can come and get autographs. Other cities have a children's race and concerts in the park. All events are planned to get the community involved.

Discussion and consideration of adopting Resolution No. 14-57 amending Section XIX General Safety of the Tremonton City Personnel Policies and Procedures Manual - Manager Warnke explained that this Resolution was inspired by the TAP Program that is provided by Utah Local Governments and Trust, our insurance provider, and this amendment will add a driver license check. This would allow the City to see any issues that may be associated with an employees driving record and take appropriate action as necessary.

The meeting adjourned at 6:55 p.m. by consensus of the Council.

CITY COUNCIL MEETING

Mayor Fridal called the December 2, 2014 City Council Meeting to order at 7:02 p.m. The meeting was held in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Those in attendance were Mayor Fridal, Councilmembers Doutre, Holmgren, Reese, and Rohde, City Manager Shawn Warnke, Recorder Darlene S. Hess. The following Department Heads were also present: Fire Chief Steve Batis, Zoning Administrator Steve Bench, Public Works Director Paul Fulgham, and Police Chief David Nance. Also in attendance was: Recreation Program Director Zach LeFevre. Councilmember Byron Wood was excused.

1. Opening Ceremony:

Mayor Fridal informed the audience that he had received no written or oral request to participate in the Opening Ceremony. He asked anyone who may be offended by listening to a prayer to step out into the lobby for this portion of the meeting. The prayer was offered by Councilmember Rohde and the Pledge of Allegiance was led by Recorder Hess.

2. Introduction of guests:

Cub Scout Troop 120 from Thatcher/Penrose and Elwood.

3. Approval of Agenda:

Mayor Fridal asked if there were any changes or corrections to the Agenda. No comments were made.

Motion by Councilmember Holmgren to approve the agenda of December 2, 2014. Motion seconded by Councilmember Doutre. Vote: Councilmember Doutre - aye, Councilmember Holmgren - aye, Councilmember Reese - aye, and Councilmember Rohde - aye. Motion approved.

4. Approval of minutes – October 21, 2014:

Mayor Fridal asked if there were any changes to the minutes. No changes were made.

Motion by Councilmember Doutre to approve the minutes of October 21, 2014. Motion seconded by Councilmember Reese. Vote: Councilmember Doutre - aye, Councilmember Holmgren - aye, Councilmember Reese - aye, and Councilmember Rohde - aye. Motion approved.

5. Public comments: Comments limited to three minutes:

Tow Cub Scouts talked about why they like Tremonton.

6. New Council Business:

- a. Discussion and consideration of approving the October 2014 Warrant Register.

Mayor Fridal asked if there were any questions on the Warrant Register.

Councilmember Rohde had a question about the Rocky Mountain Power that had the description as water. Paul Fulgham explained that charge is associated with the power bill for pumping water from the river bottoms.

Motion by Councilmember Holmgren to approve the October 2014 Warrant Register. Motion seconded by Councilmember Rohde. Vote: Councilmember Dautre - aye, Councilmember Holmgren - aye, Councilmember Reese - aye, and Councilmember Rohde - aye. Motion approved.

- b. Discussion and consideration of approving the October 2014 Financial Statement.

Motion by Councilmember Reese to approve the October 2014 Financial Statement. Motion seconded by Councilmember Dautre. Vote: Councilmember Dautre - aye, Councilmember Holmgren - aye, Councilmember Reese - aye, and Councilmember Rohde - aye. Motion approved.

- c. Discussion and consideration of approving Ordinance No. 14-23 amending Chapter 1.16 to create the Tremont Center Mixed Use Overlay Zone

Administrator Bench stated that this is something that the City has been working on for some time. This is an ordinance stating permitted uses and design guidelines that are broad and need to be refined. It has been suggested that a sentence be added, if this Ordinance is approved, that, based upon design, it will be based upon what is put into the Master Development Agreement. A sentence will be added that references that.

Motion by Councilmember Rohde to adopt Ordinance No. 14-23 with the statement and sentence that Administrator Bench just stated. Motion seconded by Councilmember Holmgren. Roll Call Vote: Councilmember Dautre - aye, Councilmember Holmgren - aye, Councilmember Reese - aye, and Councilmember Rohde - aye. Motion approved.

- c. Discussion and consideration of approving Ordinance No. 14-24 approving the rezoning of approximately 38 acres of property located at the intersection of Main Street and 400 West which specifically includes parcel numbers 05-168-0076; 05-168-0077; 05-168-0078; 05-168-0079 and 05-168-0007 from the Central

Development District and Mixed Use Zone Districts to the Tremont Center Mixed Use Overlay Zone District.

Administrator Bench explained that this is an Ordinance changing the zone. A color will be added to designate that for a particular zone overlay.

Motion by Councilmember Reese to approve Ordinance No. 14-24. Motion seconded by Councilmember Holmgren. Roll Call Vote: Councilmember Dautre - aye, Councilmember Holmgren - aye, Councilmember Reese - aye, and Councilmember Rohde - aye. Motion approved.

- d. Discussion and consideration of a proposal from Tremonton City to be a start location for one of the stages of the 2015 Tour of Utah Cycling Race – Zach LeFevre, Recreation Coordinator

Zach LeFevre stated that the Tour of Utah contacted Tremonton City and wants the City to be a host city and starting location for the second stage of the 2015 Tour of Utah Cycling Race.

Motion by Councilmember Holmgren to give Zach LeFevre and Director Christensen to go ahead to promote bringing the second leg of the Tour of Utah to Tremonton. Motion seconded by Councilmember Reese. Vote: Councilmember Dautre - aye, Councilmember Holmgren - aye, Councilmember Reese - aye, and Councilmember Rohde - aye. Motion approved.

- e. Discussion and consideration of adopting Resolution No. 14-57 amending Section XIX General Safety of the Tremonton City Personnel Policies and Procedures Manual

Motion by Councilmember Dautre to adopt Resolution No. 14-57 and amend Section XIX. Motion seconded by Councilmember Rohde. Roll Call Vote: Councilmember Dautre - aye, Councilmember Holmgren - aye, Councilmember Reese - aye, and Councilmember Rohde - aye. Motion approved.

- f. Discussion and consideration of approving a final order in the matter of the revocation of the business license of the Huff N Puff N Stuff, based upon preponderance of the evidence, and pursuant to Title 9, Licensing, Control and Regulation of Business and Construction, Chapter 9-100 Licensing Control and Regulation of Business, Part 9-119 Transfer of License Prohibited – Exception and Part 9-120 Revocation or Denial of Business License of the Revised Ordinances of Tremonton City Corporation

Motion by Councilmember Reese to approve the final order on this matter. Motion seconded by Councilmember Dautre. Vote: Councilmember Dautre -

aye, Councilmember Holmgren - aye, Councilmember Reese - aye, and Councilmember Rohde - aye. Motion approved.

- h. Discussion and consideration of approving the 2015 Tremonton City Council Meeting Schedule

Manager Warnke stated there are 2 items to be aware of: The month of April and September is the Utah League of Cities and Towns Conference and it always coincides with the week that the City staff prepares all of the materials for the Council Packets for upcoming City Council Meetings. It is proposed that those dates not be published as regularly scheduled meetings.

Motion by Councilmember Holmgren to adopt the calendar as stated. Motion seconded by Councilmember Doutre. Vote: Councilmember Doutre - aye, Councilmember Holmgren - aye, Councilmember Reese - aye, and Councilmember Rohde - aye. Motion approved.

7. Comments:

- a. Administration/City Manager Advice and Consent.

- 1) Pace Funding Program and other methods in which Tremonton City can encourage and support the deployment of renewable energy

Manager Warnke stated the Utah Legislature amended the Assessment Act to allow for cities to charge assessments for improvements over time on property taxes. The city is liable for that payment and the way that payment is guaranteed is the property itself. So if someone does not pay their assessment the city can go in and foreclose on the property. He stated that there is a webinar that he will be watching and will keep the Council posted on any new items.

- b. Council Reports:

Councilmember Rohde the Planning Commission has a few meetings at the end of the month and there will be some openings and asked if the Council could come up with a few names for the openings.

Councilmember Holmgren stated that he has had contact with a resident that has been having items stolen from the cemetery. He has discussed the issue with Paul Fulgham and Chief Nance and they will watch the cemetery as close as possible.

He stated that ultimately the citizens need to be responsible for their own possessions because the police department cannot watch the area all the time.

Mayor Fridal wanted to comment that the Public Works and Parks and Recreation Departments have done an amazing job on the Christmas light show.

8. Adjournment.

Motion by Councilmember Reese to adjourn the meeting. Motion seconded by Councilmember Dautre. Vote: Councilmember Dautre - aye, Councilmember Holmgren - aye, Councilmember Reese - aye, and Councilmember Rohde - aye. Motion approved.

The meeting adjourned at 7:26 p.m.

The undersigned duly acting and appointed Recorder for Tremonton City Corporation hereby certifies that the foregoing is a true and correct copy of the minutes for the City Council Meeting held on the above referenced date. Minutes were prepared by Wendi Stickney.

Dated this _____ day of _____, 2015.

Darlene S. Hess, Recorder